



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action approving a resolution supporting proposed policy amendments to the Unified Development Code and to the Mixed Use Village District Residential Component and directing the City Manager to schedule public hearings on proposed Unified Development Code amendments.

DATE: June 20, 2024

DEPARTMENT: Engineering Services

PRESENTED BY: Grant Watanabe, P.E., Director of Public Works and Engineering Services

INTRODUCTION/BACKGROUND:

The City's Comprehensive Plan defines the Mixed Use Village zoning district as areas within the City that encourage a mixture of uses that create pedestrian scaled development at major transportation nodes, including retail, restaurants, offices, civic uses and housing options. It also enables developments that incorporate a mix of housing types, including a focus on aging adult options, allowing older residents the option to downsize their home but remain in the community.

While the Mixed-Use Village district was envisioned to encourage mixed uses, the Unified Development Code (UDC) currently does not require a mix of uses. This became evident when a recent developer proposed a multi-unit development which did not include a mixture of uses. Although that development did not move forward for various reasons, it raised awareness of the need for a UDC policy amendment to address this.

At the December 21, 2023, and April 18, 2024, regular City Council meetings, Mayor Maxton led workshops on residential uses within the Mixed Use Village zoning district in order to gain input from councilmembers and provide direction to the Planning and Zoning Commission (P&Z). This agenda item continues those discussions and includes a resolution for consideration.

There are currently four types of residential uses permitted within the Mixed Use Village zoning district:

- Single Family Residential
- Accessory Building Residential Unit (Garage Apartment)
- Single Family Residential Attached/Townhomes/Patio Home/Duplex/Multi-Unit Home (3-4 units)
- Multi-Family Residential

Attached as **Exhibit A** is the proposed revision to Section 4.9, Table 4.2 Permitted Use Table. The proposed revision inserts an "*" (asterisk) next to two of the four residential uses listed above. While there is no current or proposed limitation on Single Family Residential or Accessory Building Residential Units, the proposed revision places a maximum of thirty (30) percent of the

total area of all uses (square feet) on the other residential types. This maximum applies to an entire unified development or lot as applicable. The land use calculation includes the gross area inside all buildings, on all floors, and any outdoor areas associated with the land uses (i.e. outdoor dining areas).

Separately, at the April 4, 2024, regular City Council meeting, a workshop was held to review proposed UDC policy amendments recommended by the Planning & Zoning Commission (P&Z) for categories 1-7. Of the 13 proposed policy amendments, the Council provided detailed feedback as follows:

- Supported – 9
- Not supported – 3
- Need additional information - 1

The nine supported policy amendments establish or improve development requirements related to cul-de-sacs, easement width, overhang easements, easement obstructions, transitional shrub standards, drive-in facilities, infrastructure construction process, street base and pavement standards, and stormwater design criteria. In order to move the supported policy amendments forward, both the P&Z and City Council must conduct public hearings to receive public testimony. The attached resolution authorizes the City Manager to schedule such public hearings for the nine supported policy amendments and the Mixed Use Village Residential Component change as shown in Exhibit A.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Supports Priority 2.1 Manage the Physical Development of the City in accordance with the Comprehensive Plan.
- Establishes limitations on certain residential types within the Mixed Use Village district to ensure a mix of uses if certain residential types are part of a development.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Legal has review the resolution and approved it as to form.

RECOMMENDATION/PROPOSED MOTION:

I move to approve a resolution regarding the Mixed Use Village District Residential Component and directing the City Manager to proceed with scheduling public hearings on proposed Unified Development Code amendments.